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WILLIAM (BILL) KRISEL, AIA (1924-2017)

It's pronounced cry-zul!

Krisel was born in Shanghai, China to parents who worked for the US State Department. He moved with his American parents to Beverly Hills CA in 1937 and graduated from Beverly Hills HS. After serving in WWII, he graduated with honors in 1949 from the University of Southern California in Architecture. He worked for architects Paul Lazslo and Victor Gruen and became an associate in Dan Saxon Palmer's (aka Dan Weissinger's) architectural office. In 1950 Krisel was made partner in what became the Palmer and Krisel firm, with offices in [Schindler's](#) Falk Apartments. They designed more than 30,000 homes throughout California.

Palmer and Krisel helped to nearly double the size of Palm Springs by building 2,500 tract homes, many of which still exist. Krisel is best known for Modernist developments created for the Alexander Company, one of the first Modernist builders in the US. Beginning in 1953 in Palm Springs, Krisel designed large communities in Los Angeles, San Diego, Las Vegas, Florida and Arizona. By 1957 he was working for 7 of the 10 largest home builders in the country. Krisel was a licensed landscape architect since 1954. Palmer and Krisel split around 1966. In 1969, Krisel formed a new partnership with Abraham Shapiro which lasted until 1979, after which Krisel practiced solo.

In 1953, he married Corinne, and their children are William and Michelle. The Getty Research Institute houses the Krisel Archives. Many thanks to Catherine Westergaard Cramer for research.



1946 - The Lionel Krisel House I, Rancho Santa Fe CA. Lionel was Krisel's older brother. Unbuilt.



1949 - The Hersh House, Brentwood CA. Unsure if built.



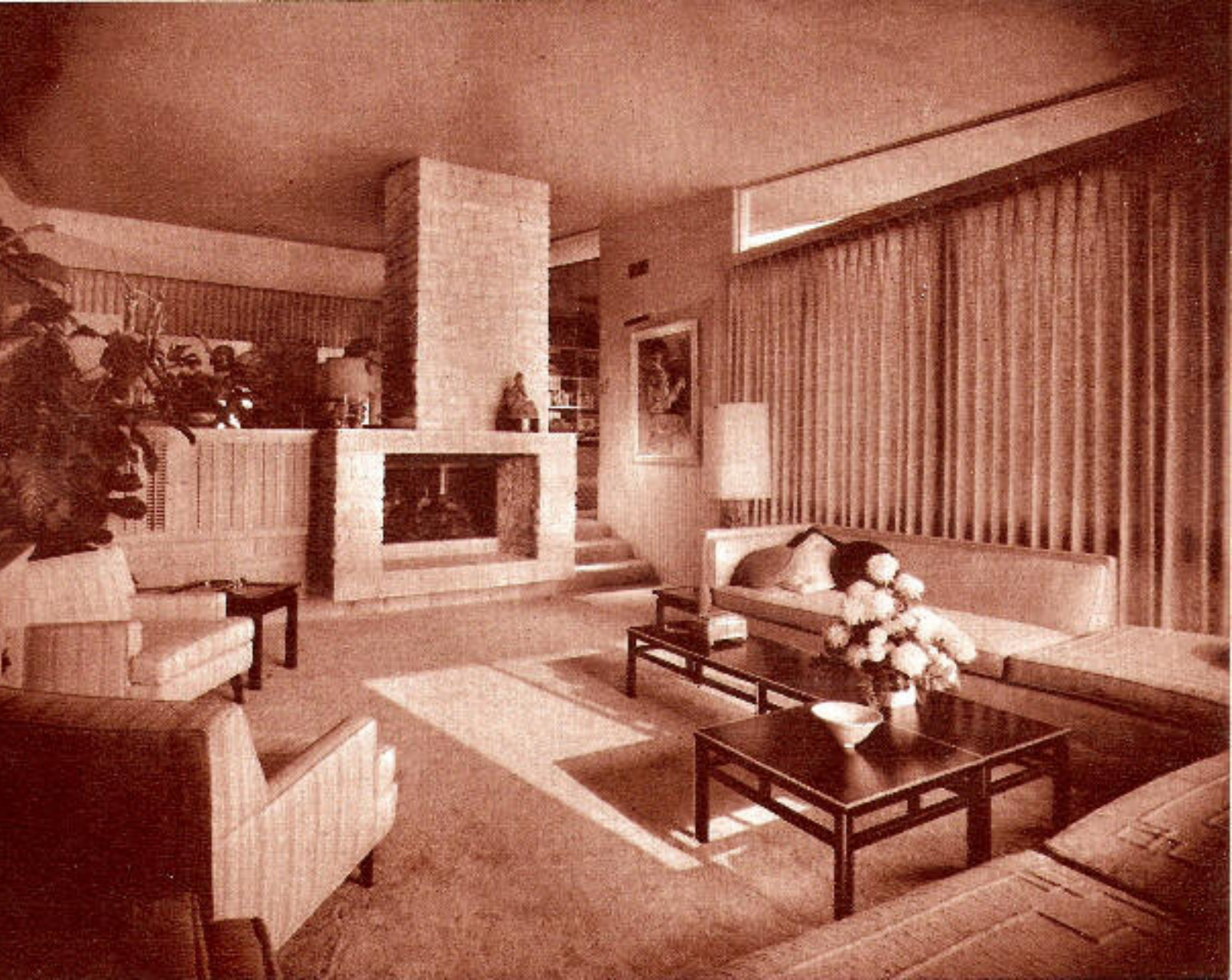
1950 - The Aldophe Stelzer House, Brentwood CA. Krisel's first butterfly roof design. Destroyed in 1990 to make way for a Tudor. Location unknown. Do you know where it was?

NO PHOTO

Around 1950 - The La Vine House, Los Angeles CA. Unsure if built.

NO PHOTO

1951 - The Florence Hawkins Residence, Los Angeles. Built. Featured in the Los Angeles Times.



1951 - The Gina Janns House, [8688 Hollywood Boulevard](https://www.google.com/maps/place/8688+Hollywood+Boulevard,+Los+Angeles,+CA), Los Angeles CA. Sold in 1957 to actress Martha Hyer, top photo. The house was robbed in 1959. Owned by Richard and Lauren Donner since at least 1995.

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1951 - The Maslon House, Glenroy Avenue, Westwood CA. Unsure if built.

1951 - The Rothberg House, Sherman Oaks CA. Unsure if built.

1951 - The Lindsay House, Brentwood CA. Unsure if built.

1952 - The Baron House, Westwood CA. Unsure if built.

1952 - The Carroll House, Los Angeles CA. Unsure if built.

Around 1952 - The Morrill House, Bel Air CA. Unsure if built.



1953 - Tampa Homes Housing tract, Tampa Avenue, Reseda CA. Developed by Dunas, Greene, and Dunas, it was one of Krisel and Palmer's first housing tracts. The neighborhood consisted of 12 homes. Above example is 6529 Tampa Avenue.



1953 - Encino Foothills housing tract, Encino CA. Assumed unbuilt. Developed by Dunas, Greene and Dunas.



1953 - Parkwood Covina Housing tract, West Covina CA. Developed by Devon Construction Company. Above example: 1318 East Walnut Creek.



1953 – 6429 Corbin Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



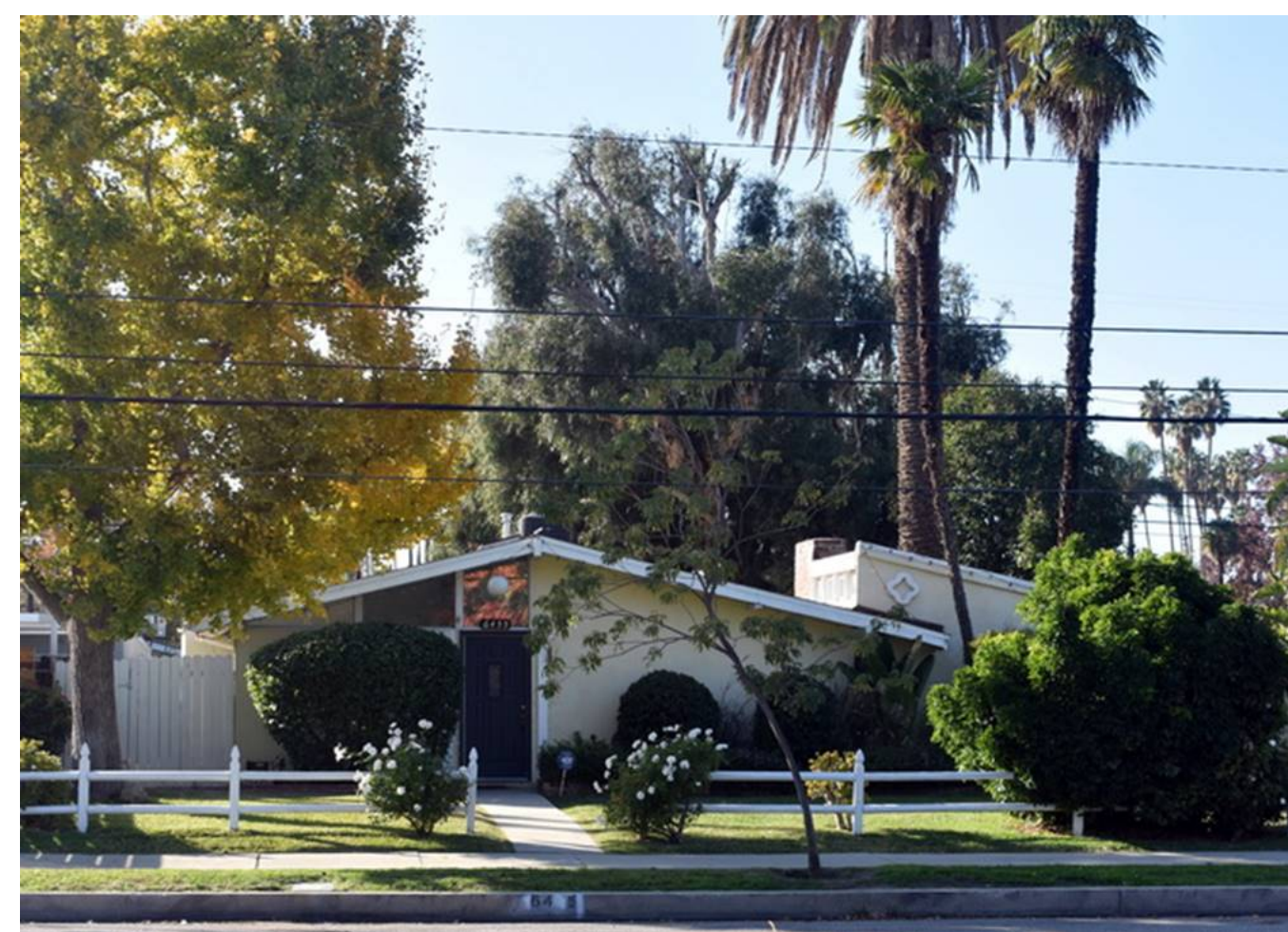
1953 – 6430 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1953 – 6435 Corbin Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1953 – 6446 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1953 – 6455 Corbin Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1953 – 19728 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1953 – 19737 Hamlin Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1953 – 19739 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 - The Ernie Leduc House, [20431 Napa Street](#) in Winnetka CA. Part of Parkwood Estates. Deeded to Lovina Leduc. Photos by Michael Locke. Sold for the first time in 2016 to Monica Haynes.



1954 - 14215 Cohasset Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14217 Runnymede Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14220 Runnymede Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14223 Runnymede Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14224 Cohasset Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14226 West Runnymede Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14227 West Runnymede Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14230 Cohasset Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14233 West Runnymede Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 – 14235 Cohasset Street, Van Nuys CA. Designed with Dan Palmer. Developed by Woodview Homes, Inc., Murray M. Strauss & Assoc., Inc. General Contractors as part of the Modern Gables Tract. Photo by Michael Locke.



1954 - Lurline Houses Housing tract, Winnetka CA. Developed by Dunas Greene and Swidler.

NO PHOTO

1954 - The Salzman House, location unknown.



1954 - Bartley Grove Estates housing tract, Downey CA. Above example: 11015 Abbotsford.



1954 - Valwood Estates housing tract, Holt Avenue and Arroyo, Pomona CA. Six basic plans A-F. Example above: 2225 Concord.

NO PHOTO

1954 - The Katharine Hepburn Addition, location unknown. Krisel and Hepburn played tennis together at some of the private Palm Springs clubs. Hepburn and Spencer Tracy did have a home in Palm Springs at 776 Mission Road. It is possible that an addition was considered but never built. Needs verification.



1954 - The Louise Manor Housing tract, M. J. Bristol developer, Lake Balboa CA. Lake Balboa is part of Van Nuys CA. Above example is 17219 Valerio Street.



1954 - The Swidler House, Los Angeles CA. Unsure if built.



1954 - The Palm Gardens Housing tract, Murray Strauss developer, Granada Hills CA. Above example: 15655 Simonds Street.



1954 - The Palm Gables Housing tract, Murray Strauss developer, San Fernando CA. Status unknown.



1954 - Tract Houses, Penrod Corporation. Unbuilt.



1954 - The Yolanda Gardens housing Tract, Cal-Frank Homes developer, Reseda CA. Above example: 6447 Rhea Avenue.



1954 - 14437 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14467 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14478 San Bruno Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14479 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14482 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14487 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14550 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14561 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14567 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 4609 Los Fuentes Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14615 Los Fuentes Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14626 Los Fuentes Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14633 Los Fuentes Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14711 Bora Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14717 Bora Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 – 6141 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6151 Jumilla Avenue, Woodland Hills CA. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 - 6213 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6212 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6214 Oakdale Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6218 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6233 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



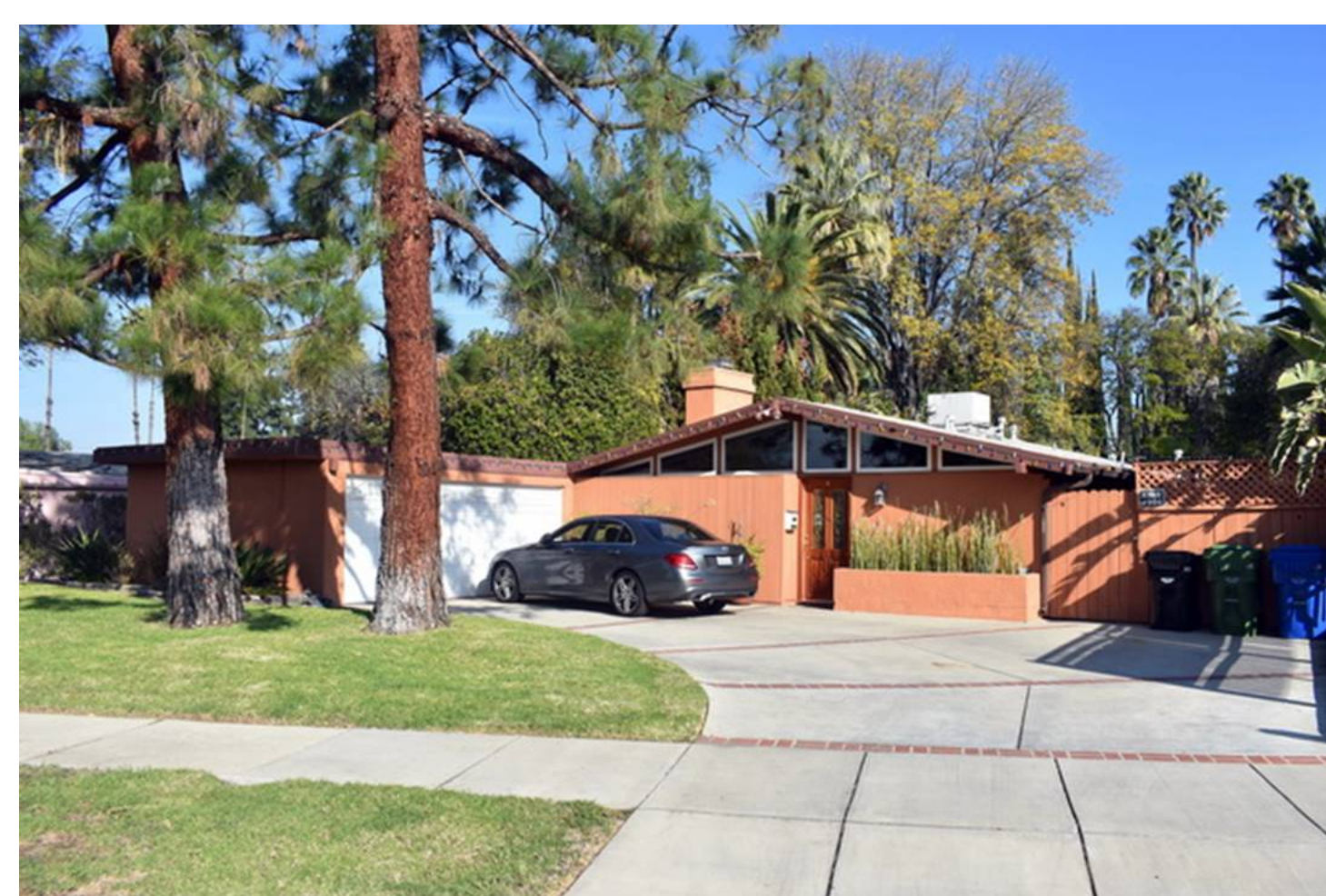
1954 – 6238 Oakdale Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6274 Oakdale Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6501 Oakdale Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6126 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6503 Quartz Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6504 Hatillo Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19756 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19800 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19805 Hamlin Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19807 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19811 Hamlin Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19813 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19824 Gilmore Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 19841 Hamlin Street, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 6118 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Designated a Los Angeles Historic-Cultural Monument (No. 976) in 2010. Photo by Michael Locke.





1954 – 6134 Jumilla Avenue, Woodland Hills CA. Designed with Dan Palmer. Designated a Los Angeles Historic-Cultural Monument (No. 1163) in 2018. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1954 – 12721 Hartland Street, Los Angeles CA. Designed with Dan Palmer. Part of Woodview Homes. Photo by Michael Locke.



1954 – 12748 Hartland Street, Los Angeles CA. Designed with Dan Palmer. Part of Woodview Homes. Photo by Michael Locke.



1954 – 12749 Hartland Street, Los Angeles CA. Designed with Dan Palmer. Part of Woodview Homes. Photo by Michael Locke.



1954 - 14321 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14330 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14371 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14119 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14431 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14111 Gandesa Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14222 Jalisco Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14223 Gandesa Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14228 Jalisco Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14237 Gandesa Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14253 San Ardo Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14305 San Feliciano Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



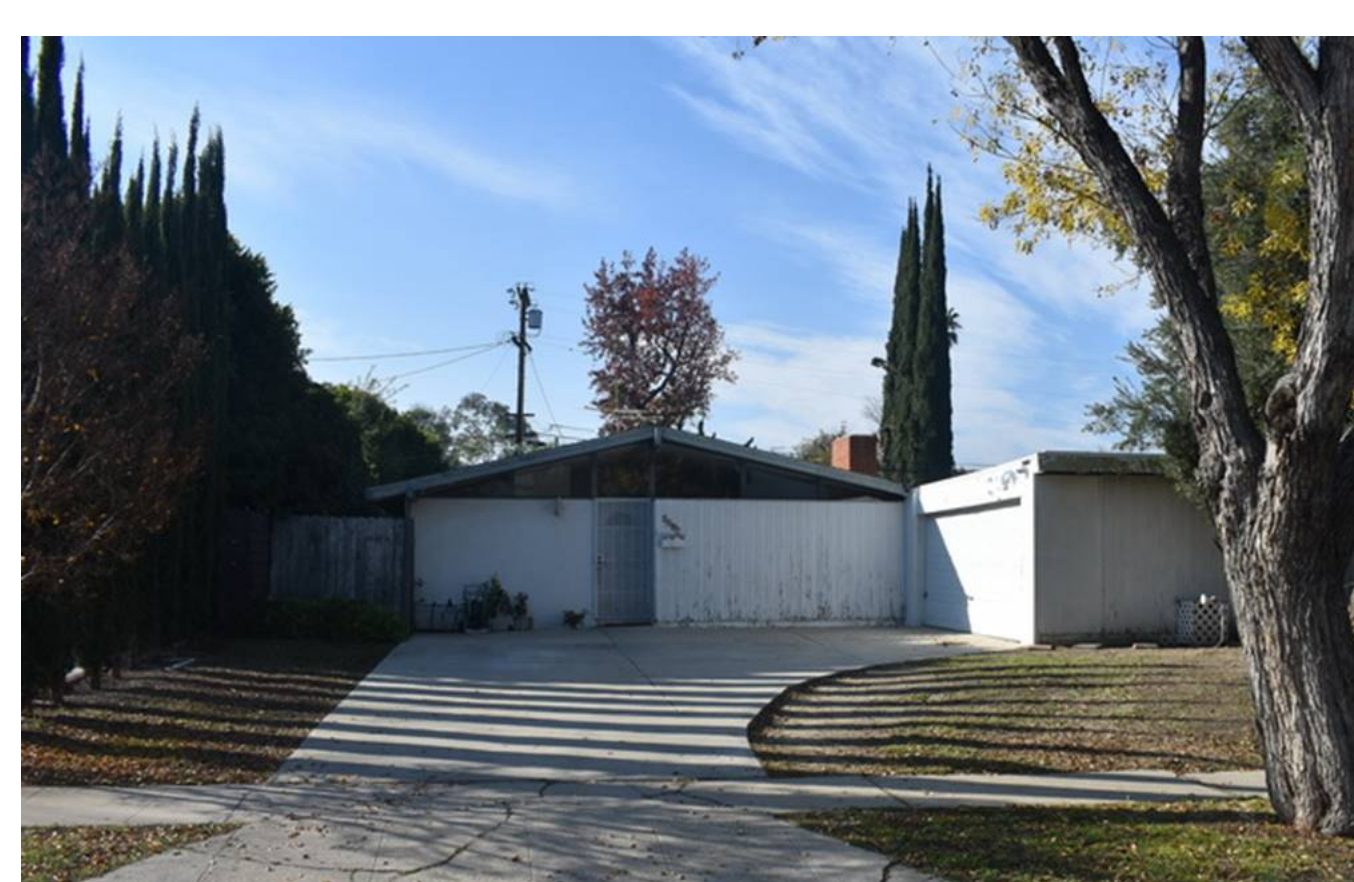
1955 - 6201 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6212 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6213 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6215 Oakdale Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6221 Oakdale Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6223 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6247 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6258 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 – 6270 Lubao Avenue, Woodland Hills CA. Designed with Dan Palmer. Developed by the George Alexander Construction Company as part of the Corbin Palms Tract. Photo by Michael Locke.



1955 - Foremost Park Homes housing tract, developed by Foremost Contracting and Engineering, La Puente CA. Above example: 1040 Feather.



1955 - The Van Owen Estates Housing tract, Arthur Weber developer, Winnetka CA. Commissioned 1952.



1955 - Allied Gardens housing tract, developed by Bollenbacker and Kelton), Hacienda Heights CA. Above example is 1702 Armington Avenue.



1955 - Tract houses developed by Louis Lesser, Buena Park CA. Unsure if built.

1955 - Tract houses, developed by Howard Miller, Torrance CA. Unsure if built.

1955 - Parkside housing tract, Garden Grove CA. Unbuilt.



1955 - The Bermuda Woods Housing tract, Reseda CA. Developed by Dunas, Greene and Swidler. Above example: 8141 Calvin Avenue.



1955 - Midland Meadows housing tract, developed by Midland Properties, Fullerton CA. Above example: 502 West Houston.



1955 - Midland housing tract, developed by Midland Properties, La Mirada CA. Unsure if built.

1955 - The Barker House, no location. Assumed unbuilt.

1955 - The Skylar House, Hollywood CA. Assumed unbuilt.



1955 - 2495 Santa Ysabel, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision.



1955 - 2455 Santa Ysabel Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.



1955 – 2428 Santa Clara Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.



1955 – 2431 Santa Ysabel Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.



1955 – 2442 Santa Clara Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates



1955 – 2451 Santa Ysabel Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.



1955 – 2455 Santa Ysabel Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.



1955 – 2505 Santa Ysabel Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.



1955 – 2508 Santa Ysabel Avenue, Fullerton CA. Designed with Dan Palmer. Developed by Midland Properties as part of the Midland Park Estates Subdivision. Photo by Michael Locke.





1955 - 939 North Roscomare Road, Los Angeles CA. Sold in 1966 to Frederic and Shirley Cohen. Sold in 2015 to Vivian Rothenstreich. Sold in 2016 to Alexandria Brunkhorst. Bottom photo by Michael Locke.



1955 - 14310 Figueras Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1956 - The Ronald Dunas House, 13211 Haney, Los Angeles CA. Built for a developer client. Commissioned 1955. Krisel also designed a kitchen/bath remodel in 1960. Photo by Michael Locke.



1955 - The William Krisel House, 568 Tigertail Road, Los Angeles CA. Sold to Nancy Heller, a neighbor who had plans to restore it. But according to Heller "the house was infested with termites, there was mold everywhere...even if we had taken it down to the studs, we would have had to remove the studs." Krisel disagreed. "Baloney, the house wasn't in bad shape."

Heller sold in 2015 to the Darya Family LLC who destroyed it and built a new house in 2016.



1955 - 809 North Orange Blossom Avenue, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1955 - 814 Ahern Drive, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1955 - 840 Feather Avenue, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1955 - 918 North Orange Blossom Avenue, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1955 - 931 Feather Avenue, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1955 - 940 North Orange Blossom Avenue, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1955 - 14747 Bora Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14805 Bora Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1954 - 14808 Los Fuentes Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14808 Roma Drive, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14813 Badlona Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1955 - 14827 Turlock Road, La Mirada CA. Designed with Dan Palmer. Developed by the Devon Construction Company as part of the Parkwood La Mirada Tract. Photo by Michael Locke.



1956 - 1030 North Orange Blossom Avenue, La Puente CA. Designed with Dan Palmer. Developed by the Foremost Contracting and Engineering Company as part of the Foremost Park Housing Tract. Photo by Michael Locke.



1956 - 8755 Penfield Avenue, North Hills CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision.



1956 - 8742 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8748 Penfield Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8750 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8751 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8757 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8758 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8762 Penfield Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8765 Penfield Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8769 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8801 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8808 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8824 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8829 Quakertown Street, Northridge CA. Designed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8834 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8840 Lubao Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8842 Quakertown Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8844 Penfield Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8848 Lubao Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



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1956 – 19909 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19910 Gresham Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19911 Gresham Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19914 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19914 Gresham Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



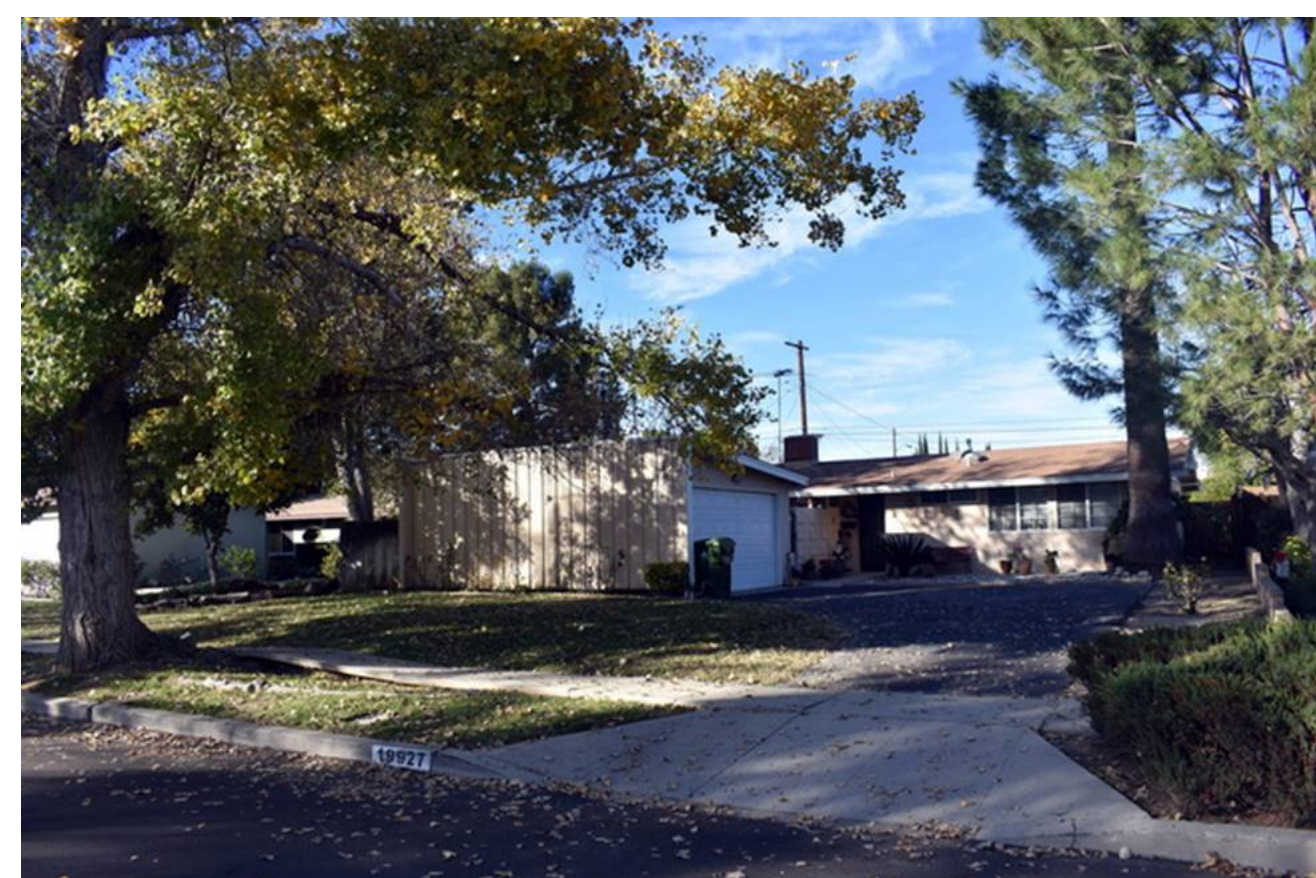
1956 – 19921 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19924 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19926 Gresham Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19927 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19930 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19936 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19951 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 19957 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



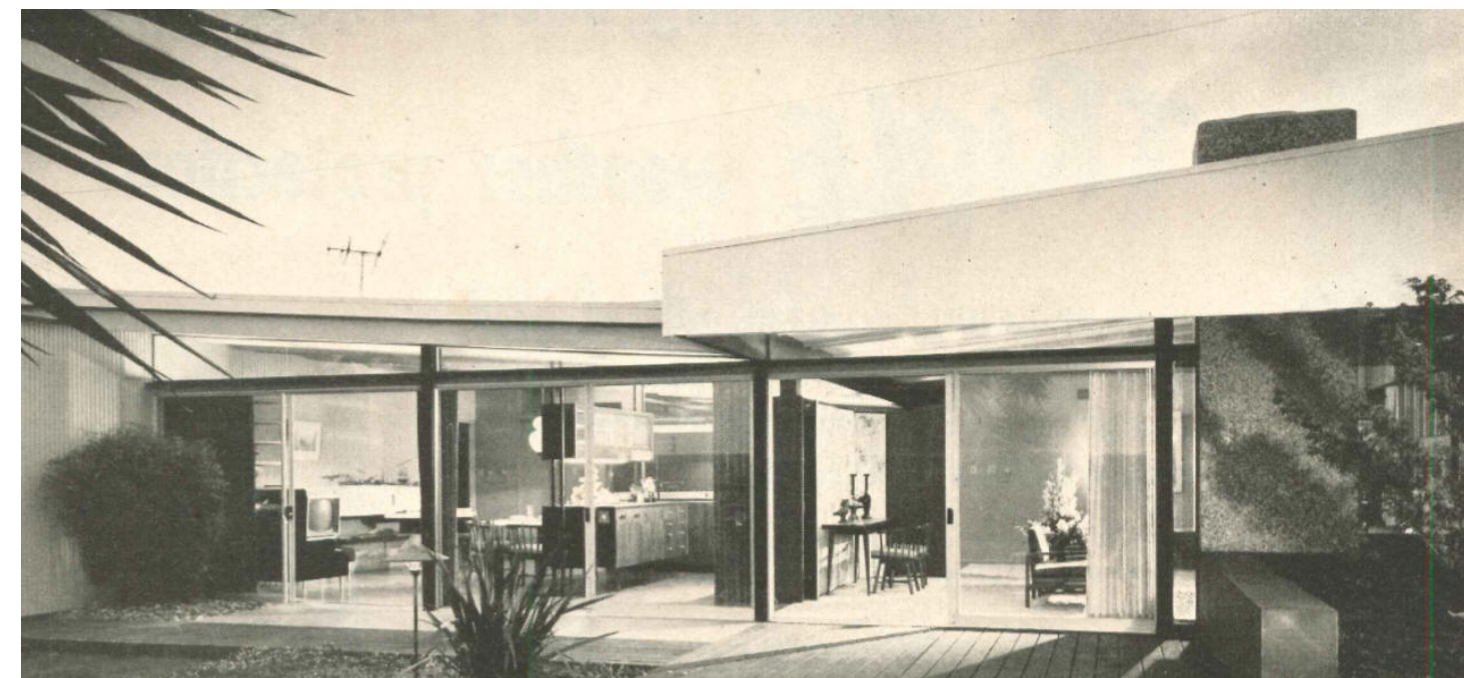
1956 – 19963 Acre Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 20000 Gresham Street, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.



1956 – 8854 Lubao Avenue, Northridge CA. Designed with Dan Palmer. Developed by the Home Builders Investment Company, Inc. Calvin L. Sweet, contractor. Part of the Northridge West Subdivision. Photo by Michael Locke.





1956 - The Signature House, Midwood Construction Company, Los Angeles CA. Built for the 1956 Los Angeles Home Show. Featured in [August 1956 House and Home](#). Photo by Julius Shulman.



1956 - Encino Riviera tract houses, developed by Morton Greene Builders, Encino CA. Unbuilt.

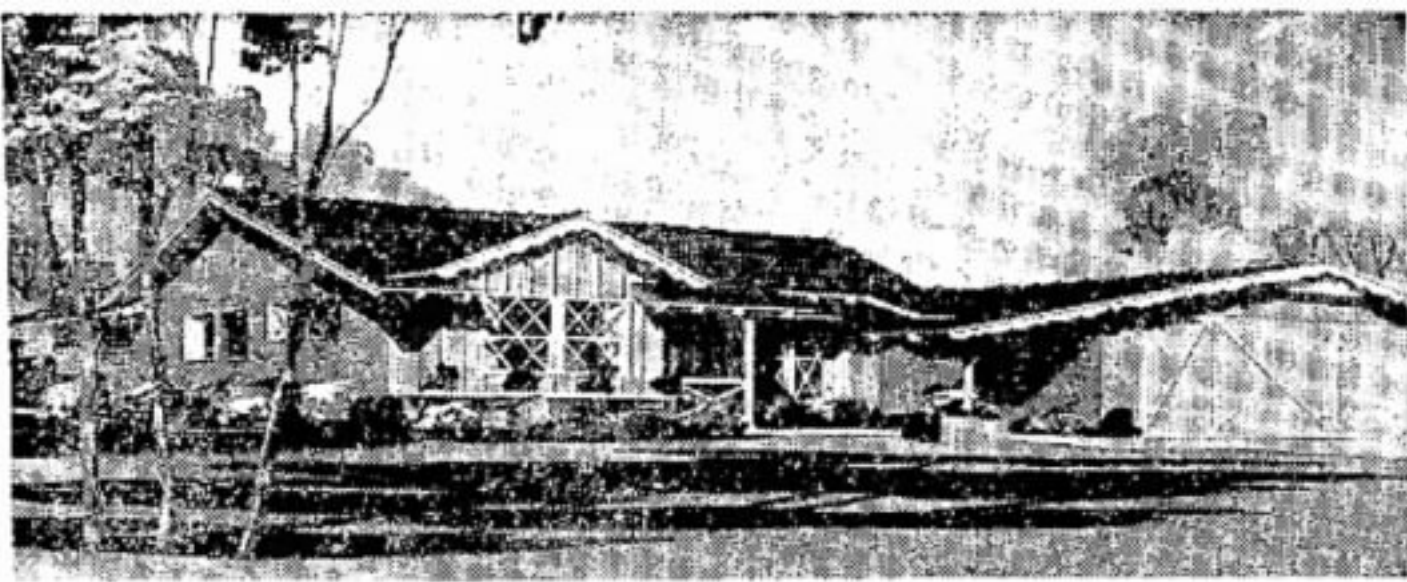
1956 - Tract houses, developed by Cal-Frank Homes, Van Nuys CA. Unbuilt.

1956 - Tract houses, Cassell Investment Company, no location, unbuilt.

1956 - Devonshire Woods housing tract, Royal Hoes/Harlon Lee developer. Likely unbuilt.



1956 - The Kaplan House, Palm Springs CA. Status unknown.



'SPECIAL EDITION'

The above exterior typifies three-bedroom, two-bath "Special Edition" series of Midwood-Signature Homes on display on Dale St., between Ball Road and Cerritos Ave., Garden Grove, near Santa Ana Freeway.

Midwood-Signature Home Grand Opening Is Today

Grand opening of Midwood-Signature Homes' new "Special Edition" series today in Garden Grove will place on display furnished model residences featuring quality conventional construction from the raised foundations and hardwood floors to the rich cedar shingle roofs. The 3-bedroom, 2-bath homes in a wide range of traditional and modern exteriors augmented by an interesting selection of floor plans, are priced from \$11,700 and may be bought on VA and FHA terms from \$52.50 a month, for principal and interest, it was stated.

The three display dwellings, with complete decor by Beardslee Home Furnishings, will be open daily for visitors from 10 a.m. to 9 p.m.

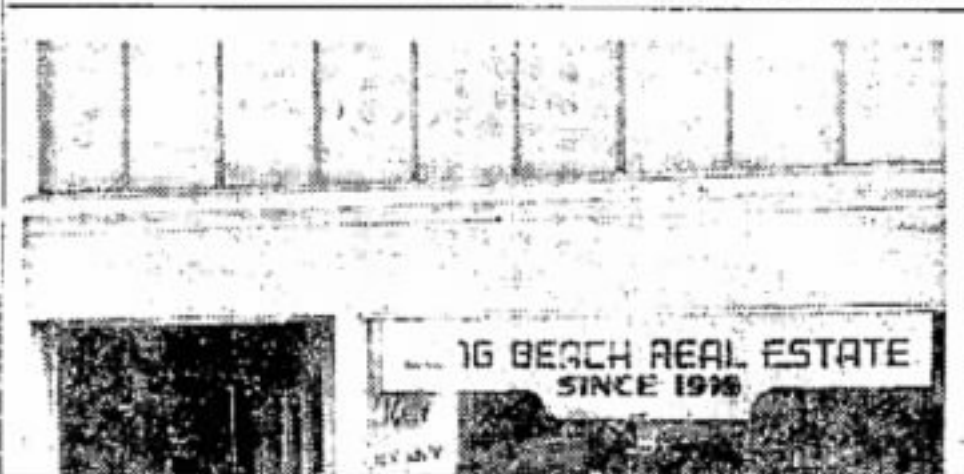
"Buyers who love conventional construction," a spokesman said, "will be able to buy such homes for the first time at such low prices and terms. The model homes may be visited any day or evening on Dale St., between Ball Rd. and Cerritos Ave.,

Garden Grove, just off the Santa Ana Freeway." To reach the display from Los Angeles, visitors may take the Santa Ana Freeway to Magnolia and turn right, continuing on Magnolia to Ball Rd., then turning right again on Ball Rd. to Dale and left on Dale to the furnished models.

From Long Beach, the route is east on 7th St. (Garden Grove Blvd.) to Magnolia Ave., then left to Ball Rd., left to Dale and left again on Dale to the furnished model home show.

plained, "are a 'Special Edition' at lower price and terms, of our extremely successful 'First Edition' homes in the Signature Homes 'twin' community nearby, at Magnolia and Cerritos Aves., where furnished models also are on view."

The larger homes, priced from \$15,800, with three or four big bedrooms and two baths, have O'Keefe & Merritt built-in gas ranges and double gas ovens, triple rotisseries, heavy shake roofs, wood-burning fireplaces and many other features. VA and FHA terms are available.



1956 - Midwood Signature Homes, Garden Grove CA. The developer was J. H. Snyder.



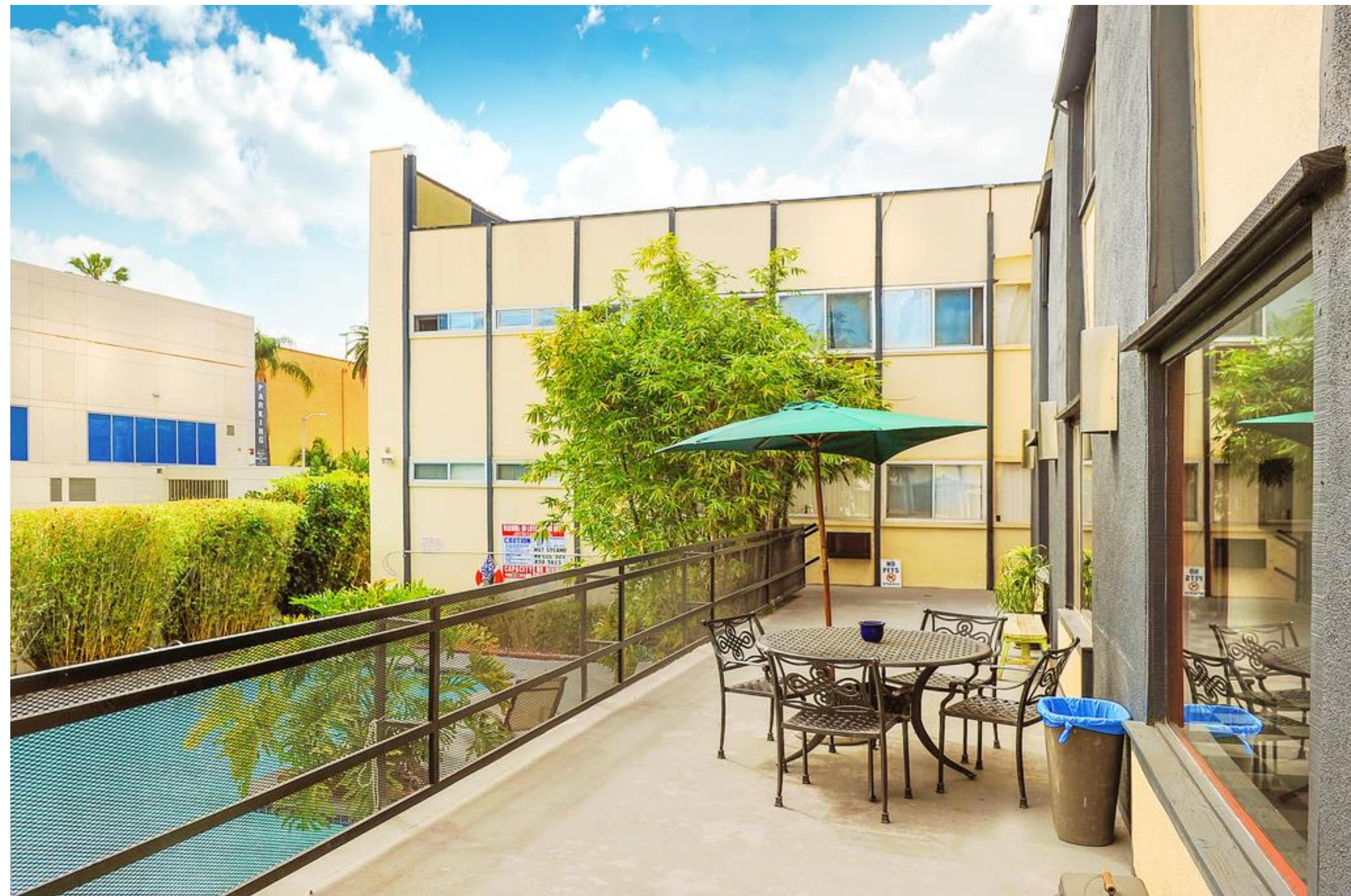
1956 - The Richmond Heights housing tract, Hanford CA. Sierra Properties was the developer, Above example: 1000 East Myrtle Avenue, Hanford CA.



1956 - The Maslon House, Sunset Boulevard, Los Angeles. Unbuilt. Commissioned 1954. This is perhaps the same Maslon couple who had Neutra design their house in Rancho Mirage, since destroyed. Needs verification.



1956 - The Storybrook Village Housing Tract, North Hills CA. Developed by Adler and the Investment & Building Corporation. Above example: The A. Stevens Meyer house, [16340 Gledhill Street](#), sold for the first time in 2015 to Misty Montgomery and Alfredo Martinez.



1956 - The Sycamore Lanai Apartments, aka Sycamore Villas, [1736 North Sycamore Avenue](#), Los Angeles CA. Developed by George Alexander Construction. 36 units.



1957 - Modern Gables housing tract, Van Nuys CA. Murray Strauss was the developer. Commissioned around 1954. Above example: 14300 Runnymede Street, sold in 2016 to Joe Avenisian.



1957 - Dunas Sepulveda housing tract, Encino CA. Dunas Investment Company was the developer. Unbuilt.



1957 - Tract Houses, Bel Air CA. Developed by Elwain Steinkamp. Unsure if built.



1957 - The Ramon Rise Development, Ramon Road and El Cielo Drive, Little Beverly Hills, Palm Springs CA. Built by the Dunas/Alexander Construction Company. 84 houses. Above example: 663 South Beverly Drive (1958).



1957 - The Charles W. Sundberg Residence, [3666 Scadlock Lane](#), Van Nuys CA. Sold in 2015. Built by Steinkamp. The pool and 2 story recreation building with bath were added in the late 1970s. Photo by Michael Locke.



1957 - Valley of the Sun Estates, Rancho Mirage CA. George M. Holstein and Son, builders. 15 homes, 12 on Sandsu and Sandsal Circles, 3 on the west side of Palomino Lane. Above example: 36421 Sandsu Circle.





1957 - Living Conditioned Homes housing tract, Northridge CA. Developed by Investment and Building Corporation, Sanford D. Adler. They were a hit with the public, advertised as "keyed to good living, providing the greatest degree of comfort, livability, and convenience." Or as Krisel more eloquently states, "advertising puffery." Above example is 18417 Minnehaha Street, the original sales model for the development. Sold to Richard and Sophie Mann. Sold in 2008 to Gem and Mark Noland. Sold in 2016 to Eileen Kohlhepp and Robert S. Wilson.



1957 - The Krisel Apartments, Rancho Santa Fe CA. Unbuilt.



1957 - The Alexander House, [1070 East Apache Road](#), Palm Springs CA. Built by the Alexanders. Part of Twin Palms Estate. Sold in 1999 to Chris E. Menrad.



1957 - 1042 East Apache Road, Palm Springs CA. For sale in 2019.



1957 - 18357 Hiawatha Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1957 - 18400 Hiawatha Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1957 - 18416 Blackhawk Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1957 - 18417 Minnehaha Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1957 - 18424 Blackhawk Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1957 - 18425 Minnehaha Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1957 - The Marlborough Park Housing Tract, Granada Hills CA. Commissioned 1956. Despite active promotion of Modernist designs, the subdivision was ultimately built with a mixture of Ranch and more conventional house styles - and renamed Northridge College Estates, below. Sample: 10625 Debra.



1958 - 18349 Hiawatha Street, Northridge CA. Designed with Dan Palmer as part of the Living-Conditioned Homes housing tract for developer Sanford D. Adler. Photo by Michael Locke.



1958 - Northridge College Estates Housing Tract, Northridge CA. Julian Weinstock was the developer. Sample: 17517 Romar Street.



Split-level units in Loma Palisades project are clustered around landscaped courts; \$13,000,000 co-op was designed specifically for permanent tenants with children, features 25 pools, 10 fenced playgrounds



Interior of Loma Palisades apartment looks out over attractive patio; San Diego climate permits outdoor living year 'round. Santa Monica Biltmore, below, is built around a big swimming pool and patio that are the focal point for all apartments

EVEN IN Southern California, where they think in terms of open spaces rather than in terms of crowded urban areas, multiple-unit construction is increasing as land costs rise. One of the trend-setters in the West is the Los Angeles firm of Palmer & Krisel, which designed the Loma Palisades, a 1062-unit co-op project in San Diego.

Designed for Family Living

To attract permanent tenants with families, Palmer & Krisel built in maximum space and privacy, with split-level units in clusters of eight and twelve. Each unit has a patio or balcony and built-in appliances, and the project has 25 swimming pools and 10 fenced playgrounds—features that would be expensive extras to the private homeowner.

Another of the firm's projects reflects an opposite trend, this one in urban living. The Santa Monica Biltmore is an 80-unit building that was conceived as an apartment hotel, but was changed to an apartment building with a patio and pool in which units are leased to adults only.

The apartment architect today must be more than a designer of sectioned structures—he must provide adequate space with storage, built-ins, parking and outdoor-living areas to compete with home builders, and must provide all those features within the rigid budget set by the rental standards that will control future income.



1958 - The Loma Palisades Apartments, [2799 Adrian Street](#), San Diego CA. George Holstein, developer.



1957-1958 - Twin Palms Estates, Palm Springs CA. 90+ homes were designed in three stages, the first two being Twin Palms Estates, the third, 19 homes in the middle of the adjacent El Camino Estates. Commissioned 1956. Twin Palms Estates was Coachella Valley's first Alexander Construction Company subdivision, originally dubbed Smoke Tree Valley Estates. Author Heidi Creighton, who lives in one of them, wrote a book on Krisel.



1958 - Palm Springs Oasis Development, Palm Springs CA. Unsure of status.





1958 - [1932 South Navajo Drive](#), Palm Springs CA. Built by Alexander. Part of El Camino Estates. Sold in 2008. For sale in 2016.



1958 - Tract houses, San Diego CA. Lealand Builders and Drogin were the developers. Unbuilt.



1958 - The Lom Park Homes housing tract, Lompoc CA. Above example is 300 North Daisy.



1958 - The Armstrong Homes, Santa Maria CA. Above example is [806 East Tunnell](#).



1958 - The Cabrillo Palisades Apartments, aka Agave Ridge Townhomes, [7901 Harmarsh Street](#), San Diego CA.



1959 - The Berger House, San Diego CA. Unbuilt.



1959 - The Lionel Krisel House II, [1559 North Bundy Drive](#), Los Angeles CA. Lionel was Krisel's older brother. Sold in 1975 to Glenwood and Marya Garvey. Photo by Michael Locke.



1959 - aka the Pan Pacific Home Show House, [118 South Saltair Avenue](#), Los Angeles CA. Photo by Michael Locke. Sold to Ronald and Charlotte Ching.



1959 - The Lionel Krisel House III, 974 Teakwood Road, Los Angeles CA. Unbuilt.

1959 - The Bonita Hills Housing Tract, Bonita CA. William Starr was the developer. Likely unbuilt.



1959 - The College Glen Estates Housing Tract, San Diego CA. Developed by Drogin Construction. Above examples are along Baja Drive.



1959 - 3526 Larga Circle, San Diego CA. Sold in 2015 to Johan and Angelica Ohlund. Part of the Point Loma Estates housing tract, San Diego CA. Drogin Construction Company was the developer.



1959 - 2913 Marquette Street, San Diego CA. Sold in 2015 to Eric and Kristen Hayes. Part of the Point Loma Estates housing tract, San Diego CA. Drogin Construction Company was the developer.



1959 - Proposed development, Harol Construction, Yuma AZ. Unbuilt.



1959 - The Borrego Gold Club Estates housing tract, Borrego Springs CA. Developed by Corey. The eight homes in what was known as the Golf Club Annex are identical to the homes Krisel and Palmer designed for Palm Springs Racquet Club Estates the same year. Most have been severely altered or destroyed. The 1959 Pitman-Pauli residence above was restored by two sisters and their husbands (architects and designers) as a vacation home.



1959 - La Jolla Scenic Heights housing tract, La Jolla CA. Drogin Construction Company was the developer. Above example at 8356 Sugarman Drive was sold in 2015 to second owners Kamyar Ghassemi and Nooshin Azami.



1959 - [2149 North Avenida Caballeros](#), Palm Springs CA. Photo by Michael Locke.



1959 - [2217 North Avenida Cabelleros](#), Palm Springs CA. Photo by Michael Locke.



1959 - Tract houses, Phoenix AZ. Robert Altman, developer. Unbuilt.

1959 - Imperial Palisades Apartments, San Diego CA. Robert Gordon, developer. Probably unbuilt.

1959 - The Wallum Apartments, San Diego CA. Unbuilt.



1959 - 1215 Via Paraiso, part of Vista Las Palmas Estates, Palm Springs CA. Commissioned 1956. This was one of the model homes for the development by George Alexander. Interiors by Arthur Elrod.



1959 - 700 Via Las Palmas, part of Vista Las Palmas Estates, Palm Springs CA. Commissioned 1956. This was one of the model homes for the development by George Alexander. Interiors by Arthur Elrod.



1959 - 1320 Granito Circle, part of Vista Las Palmas Estates, Palm Springs CA. Commissioned 1956. This was one of the model homes for the development by George Alexander. Interiors by Arthur Elrod.



1960 - The Golden Vista Estates, Palm Springs CA. Many houses built by George Alexander Construction. Above example: 893 North Fair Circle.



1960 - The Bob and Helene Alexander House, aka the House of Tomorrow, aka Elvis Honeymoon House, [1350 Ladera Circle](#), Palm Springs CA. Rented for about a year by Elvis and Priscilla Presley for their honeymoon.



1961 - 289 Racquet Club Road, Palm Springs CA. A model home for the Racquet Club Estates. Commissioned 1959. Built by George Alexander Construction. Interiors by Arthur Elrod.



1961 - 2792 Avenida Caballeros, Palm Springs CA. A model home for the Racquet Club Estates. Commissioned 1959. Built by George Alexander Construction. Interiors by Arthur Elrod.

NO PHOTO

1961 - 2745 Kitty Hawk Drive, Palm Springs CA. A model home for the Racquet Club Estates. Commissioned 1959. Built by George Alexander Construction. Interiors by Arthur Elrod.



1961 - [2311 North Avenida Caballeros](#), Palm Springs CA. Part of the Racquet Club Estates. Commissioned 1959. Built by George Alexander Construction. Interiors by Arthur Elrod.



1961 - Tierra del Cerro housing tract, San Diego CA. Drogin Construction was the developer. Commissioned 1958. Above example is 6666 Airoso Avenue, San Diego. Original Krisel corner fireplace. Sold to Joseph DeJesus. Sold in 1989 to Michael Weiss. Sold in 1998 to Willard and Yong Smith. Sold in 2007 to William and Irene Dang. Sold in 2013 to Daniel and Carile Robitaille. Sold in 2016 to Jessica Delfelder and Matthew Leonard.



1961 - La Jolla Crest housing tract, La Jolla CA. Drogin Construction, developer. Above example is [5632 Soledad Mountain Road](#).

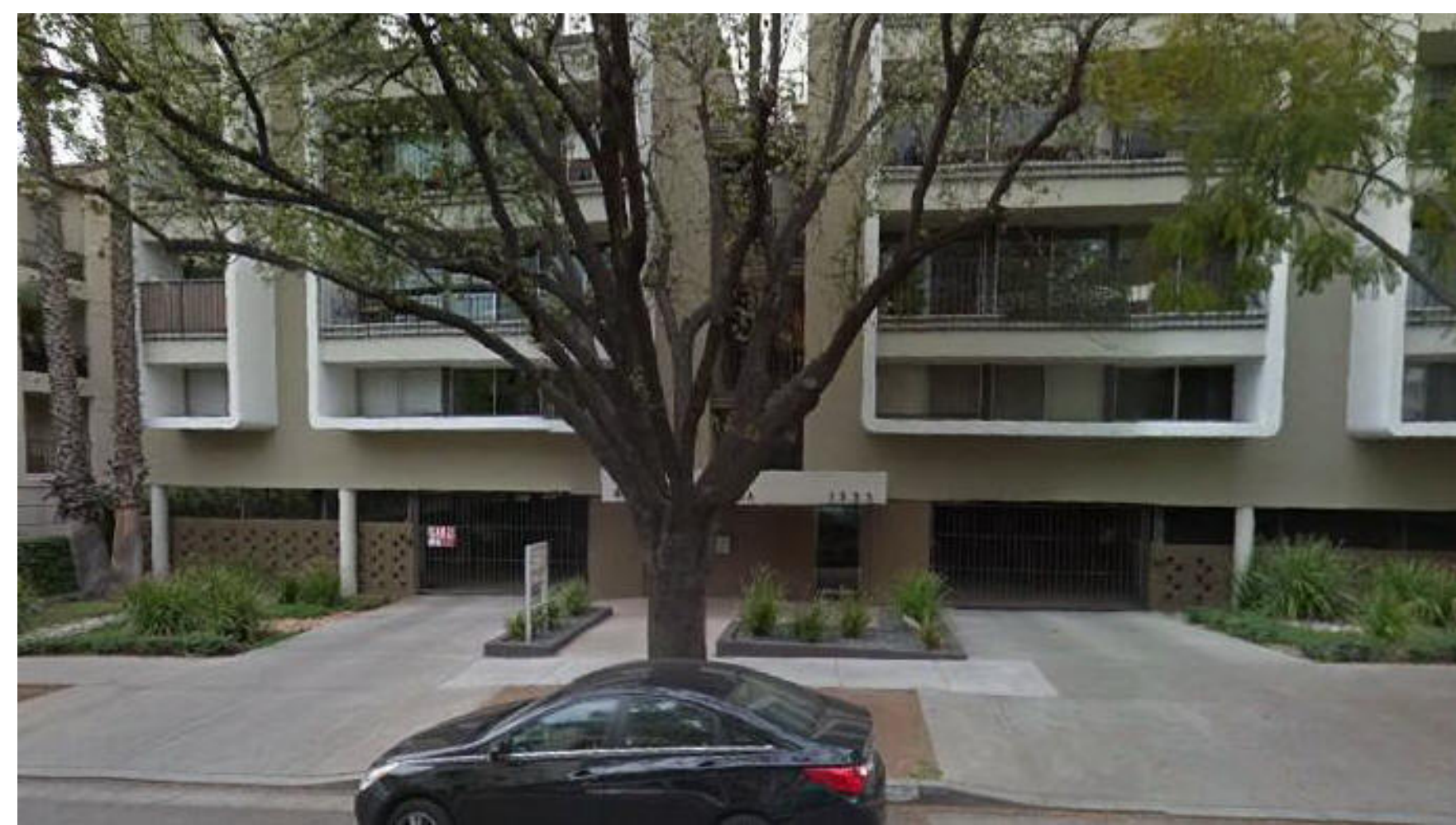


1961 - Brighton Gardens housing tract, Drogin Construction, developer, Montebello CA. Unbuilt.

1961 - Tract Houses, Drogin Construction, developer, San Diego CA. Unbuilt.

1961 - The Northeast Clairemont Village Apartments, Irving Kahn, developer, San Diego CA. Unbuilt.

1961 - Brighton Gardens, FHA 231 Project, David Sapp Construction, San Diego CA. Unsure if built.



1961 - The Brandon Plaza Apartments, West Hollywood CA. Includes many remodels. As of 2015, owned by Gary Krisel, William's nephew.





1961 - The Crestmont Hills housing tract, El Paso TX. Lonestar Builders was the developer. Commissioned 1957. Above example is [313 Clairemont Drive](#), sold in 2015 to Luis Estrella.

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1961 - Silver Spur Properties, Palm Desert CA. Developed by Louis Lesser Enterprises. The site was Silver Spur Ranch, once home to Bing Crosby, developed beginning in the 1950s and continuing into the 2010s. There are many styles of houses. Some of the Modern ones are by Krisel.



1962 - Carriage Estates housing tract, Baker and Samar Streets, Costa Mesa CA. Drogin Construction Co., developer, Commissioned 1960. Four and five bedroom, three bath homes. Went through foreclosure in June 1962. Unsure of next ownership. Above example is [2900 Baker Street](#), sold in 2016 to Laura



1962 - University City housing tract, San Diego CA. U. C. Inc., FHA, and Irvin Kahn, developers. Commissioned 1960. Above example is [2597 Soderblom Avenue](#), sold in 2015 to Benjamin and Barbara Meyer.





1963 - Pacifica housing tract, Developed by Drogin Construction. Commissioned 1960. Above example is [5068 San Aquario](#).



1963 - The Bankers Hill Apartments, Corey/Ballard, developer, Bankers Hill, San Diego CA. Location unknown. Photo by ModernSanDiego.



1964 - Viewpoint Homes housing tract, La Jolla CA. Deelped by Drogin Construction. Commissioned 1960. Unbuilt.

1963 - Armstrong Gardens/Santa Monica Gardens apartments, FHA and Allan and Allan, developers, Santa Maria CA. Commissioned 1962. Likely unbuilt.

1963 - Benton Homes Co-op Development, Palm Springs CA. Probably unbuilt.

1963 - The Vanowen Apartments, San Fernando CA. Unbuilt.

1963 - The Royal La Jollan Apartments, Corey/Ballard, developer, Los Angeles CA. Likely unbuilt.

1963 - The La Jolla Towers Apartments, La Jolla CA. Unbuilt.



[3315 Ayita Circle](#)



[3224 Sundown Drive](#)



[2085 Ottawa Drive](#)

1963 - Paradise Palms housing tract, Las Vegas NV. Developed by Molaskey Development.



1963 - La Quinta Keys, developed by Sandpiper Builders, Palm Desert CA. Status unknown.



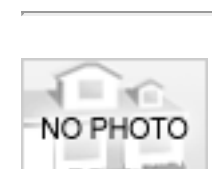
1963 - The William (Bill) Kemp House, aka the Lost Krisel, [73140 Fiddleneck Lane](https://www.zillow.com/homedetails/73140-Fiddleneck-Lane-Palm-Desert-Ca-92260/), Palm Desert CA. Built by Kemp. Sold in 1998. Sold in 2012 to Jill Lyall.



1964 - Desert Hills Cooperative Apartments, Palm Springs CA. Albert Levitt was the builder. Commissioned 1953. Built. Needs verification.



1964 - The Hiland Houses housing tract. Lawrence Drogin Construction was the builder. Location unknown. Unbuilt.



1964 - The Riviera Shores Apartments, San Diego CA. Nothing found except a listing in his collection.



1964 - Country Club Apartments, Palm Springs CA. Milton Hicks Investment Company was the builder. Commissioned 1953. Probably unbuilt.



1964 - The Point Loma Towers, [3811 Marquette Place](#), San Diego CA. Name changed to Gables Point Loma and listed as 3801-3811 Marquette Place. Sold to LG Point Loma LP.



1965 - The Bonita Woods housing tract, Bonita Woods Drive and Sweetwater Road, Chula Vista CA. Commissioned 1964. 75 homes on a 41-acre site. Lawrence Drogin Construction was the builder on a site that was once part of an Indian camp from 4,000-6,000 ago. Above example: 4822 Whipporwill.



1965 - The Marlwood Golf Club Homes, developed by Marlborough/Penrod developers, Granada Hills CA. Commissioned 1964. Likely unbuilt.



1965 - The Kreinman House, Los Angeles CA. Status unknown.



Around 1965 - [1337 North Kenter](#), Los Angeles CA. Attributed to Krisel. However owners Bruce and Aulana Peters report the designer was Kipp Stewart. Destroyed. New house built for the Peters in 1992, designed by Sheldon Caris.



1965 - The Farrell Canyon Estates Development, Sonora Road, Palm Springs CA. This was an 48-house addition to a development built in 1963 by architects L. C. Majors and Associates. George Alexander was the developer. Unbuilt. The project was cut short when the Alexanders were killed in an airplane crash in 1965.

1965 - The La Jolla Villa Apartments, La Jolla CA. Likely unbuilt; nothing found by that name.

1966 - The Stevens House, Malibu CA. Unbuilt. Could possibly be te project eventually designed by [John Lautner](#). Needs verification.

1966 - The College Park Villa Apartments, San Diego CA. Likely unbuilt; nothing found by that name.



1966 - The Sandpiper Condominiums, Sandpiper and El Paseo Streets, Palm Desert CA. Commissioned 1958. 306 units were built by Sandpiper Builders, who also had a design for similarly named condos in Indian Wells, unbuilt. Above example is 72389 El Paseo, Unit 1406.



1966 - Corona del Cerro, Drogin Construction, developer, San Diego CA. Commissioned 1961. Sold originally as plans and lots through Better Homes and Gardens. Over 100 sets of plans sold; some were built.



1966 - Canyon View Estates, Palm Springs CA. Commissioned 1961. Roy Fey was the developer. Originally planned for 225 residences, Krisel eliminated 45 of them in favor of more green space. As Alexander Construction Company completed each group of homes, a new homeowners association was created. Today, six HOAs work to preserve the neighborhood's distinctive feel, with each group of homes around a common pool, spa, and greenway.



1967 - King's Point Development, King's Road, Palm Springs CA. Bob Grundt was the builder. 44 free-standing condominiums.



1967 - The Rice House, Palm Springs CA. Status unknown.



1967 - The Collwood Glen Apartments, William Starr developer, [4546 52nd Street](#), San Diego CA. Unsure if built.



1968 - The Park West/Park East Apartments, location unknown. Mabie and Mintz were the developers. Unbuilt.





1968 - aka the Grundt-Tipper House, [2587 South Paqueno Drive](#), Palm Springs CA. The house was designed for Grundt. Tipper bought the house pre-construction. Sold to Paul and Audrey Hanneman/Agua Caliente Development Authority in 2017. For sale in 2018.



1968 - The Canyon Lake Development, Riverside County CA. Developed by Corona Land Development. One of only five gated cities in California, Canyon Lake began as a master-planned community developed by Corona Land Company in 1968. Consisting of 4,801 community lots, all of the homes within the city are located within the Canyon Lake Property Owners Association (POA), and all but a few roads within the city are privately held and maintained. The entrances to the Canyon Lake POA are gated and guarded. Unclear how many houses were ultimately designed by Krisel.



1968 - The Park Ivy Apartments, Escondido CA. Mabie and Mintz were the developers. Likely unbuilt; nothing found about it.

1968 - The Voltaire Apartments, San Diego CA.

Mabie and Mintz were the developers. Likely unbuilt; nothing found about it. 1968 - Experimental Housing for Calpar Building Company, location unknown. Likely unbuilt; nothing found about it.



1969 - The Sunkist Homes Development, Palm Springs CA. Status unknown.



1969 - The Shorepoint Condominiums, [1040 Coast Boulevard](#), La Jolla CA. Commissioned 1967. William Starr/Roger Chapin were the developers.



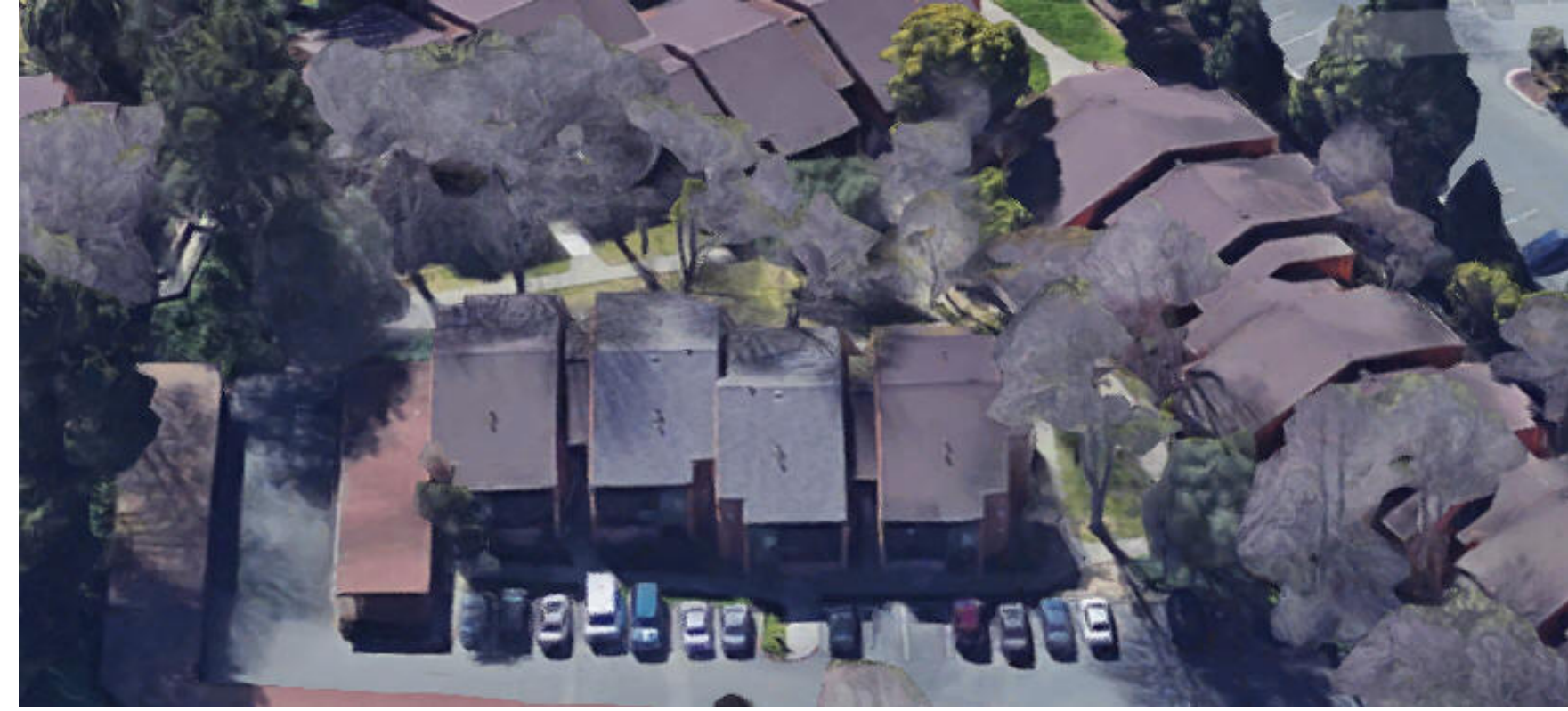
1970 - The Savoy Apartments, Hollywood area of Los Angeles CA. Mutual Building and Engineering Corp was the developer. Likely unbuilt; nothing found about it.

1970 - The Stoneybrook Apartments, Lincoln Properties developers, Seal Beach CA. Likely unbuilt; nothing found about it.

1970 - The Playboy Village Apartments, Levitt and Sons Developers of California, Los Angeles CA. Likely unbuilt; nothing found about it.



1970 - The Marina Tower Apartments, Jack Baskin developer, [601 Sacramento Street](#), Vallejo CA. Originally designed as apartments, this complex became affordable housing in 2005 when BRIDGE housing and the John Stewart Company purchased the 14-story concrete structure to guarantee the continued existence of affordable senior housing in downtown Vallejo. TWM Architects and Planners completed the seismic retrofitting and interior rehabilitation for 155 senior households.

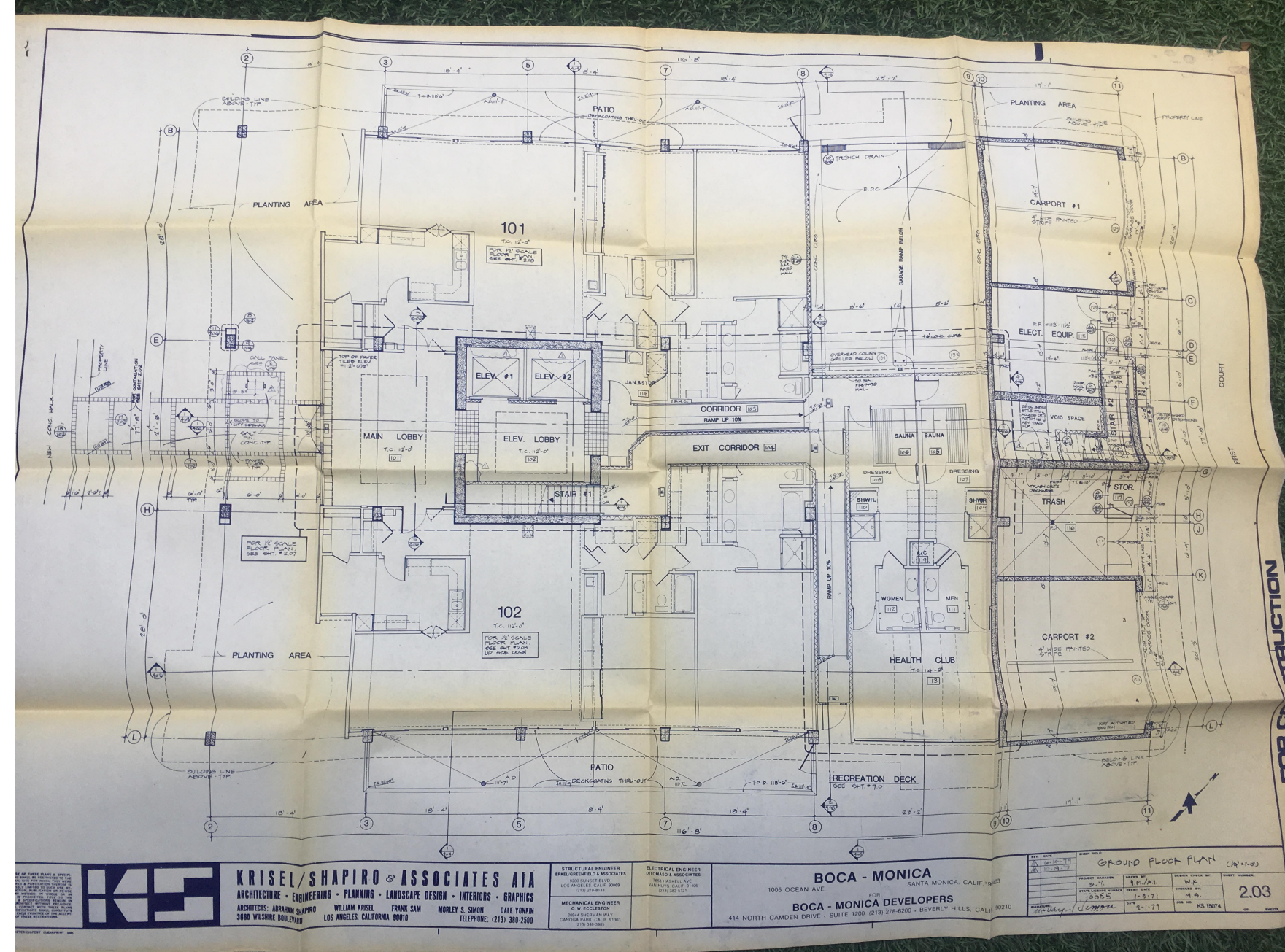


1970 - The Marina Heights Apartments, [135 Carolina Street](#), Vallejo CA. Jack Baskin was the developer.



1970 - The Harbour Lights Apartments, aka Harbour Lights Resort Apartments, [167 Saybrook Lane](#), Huntington Beach CA. Lincoln Properties was the developer.





1981 - Boca Monica Condos, [1007 Ocean Avenue](#), Santa Monica CA.



Around 1981 - Ocean Towers Condos, [201 Ocean Avenue](#), Santa Monica CA.



Around 1981 - Park Plaza Condos, [515 Ocean Avenue](#), Santa Monica CA.

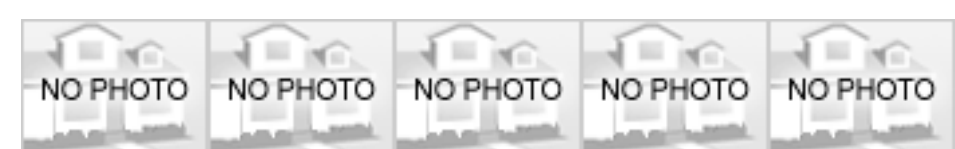


1981 - [1033 Ocean Avenue](#), Santa Monica CA.





2006 - The Butterfly Homes, Palm Springs CA. Developer Maxx Livingstone collaborated with Krisel on the re-release of Krisel's Butterfly Home design, Four were built. Status and locations unknown; website is gone as of 2018.



2009 - Krisel designed and supervised construction of five new houses in Palm Springs CA. Could be the Butterfly homes above, needs verification. Status and locations unknown.

Sources include: Morris Newman, Catherine Westergaard Cramer, City of Palm Springs Survey.

Warning: Highly Addictive!

USModernist is the largest open digital archive of midcentury Modernist houses in the the world. Nearly every Wright, Neutra, Schindler, Lautner, and more - built and unbuilt.

Enjoy!

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